

Arlington Historic District Commissions

July 26, 2012
Whittemore Robbins House

FINAL & APPROVED MINUTES

Commissioners

Present: D. Baldwin, B. Cohen J. Black, S. Makowka, J. Nyberg, J. Worden, M. Penzenik

Commissioners

Not Present: J. Cummings, D. Levy, M. Logan

Guests:

T. Mayer, J. Witt, J. Crispin, M. Crispin, R. Morrison, E. Morrison, C.Harris, P. Seitz

1. AHDC Meeting Opens 8:00pm
2. Appointment of alternate Commissioners; Avon Place and Jason Street – S. Makowka, B. Cohen
3. Approval of draft minutes from June 28, 2012 meeting. D. Baldwin moved approval -- seconded by B. Cohen. Approved unanimously.
4. Communications
 - a. Email re: 30 Jason Street
 - b. Email re: 156 Pleasant Street
 - c. Call from potential new property owner re: design guidelines
 - d. Call re: 10 Avon Place and Building Dept. questions
 - e. Email re: 272 Broadway
 - f. S. Makowka spoke with B. Botterio re: single story addition not visible from public way
 - g. S. Makowka got email from Health Dept. regarding leak in basement and files being moved and possibly destroyed – C. Greeley to talk with AHC, BOS, Planning Dept. to coordinate
5. New Business
 - Hearings (typically last around 20 minutes per application) 8:20pm
 - a. Continuation of Formal Hearing re: 18 Wellington Street for gutter changes. Commissioners present able to vote are D. Baldwin, B. Cohen, J. Nyberg, J. Worden. Request from applicant to change gutters wood to copper. Continued hearing from last month. Contractor S. Demeo spoke about wooden gutters systems appropriate to various era buildings. Typically rake and crown connected to formal ogee style pattern wood gutter that is very different from the wood gutter sold today. Gutters typically available today are mounted on fascia with spacing. S. Demeo also spoke about the use of metal as a gutter material. He feels that it is appropriate to mix in metal gutters as long as they match the existing pattern gutter. For example, in areas of cross gables that have overspill and overrun issues, he feels that we can use metal as he proposes. He stated that, architecturally, metals have been used since 1860 and they are perfectly appropriate as long as it is put back in same position as now exists in wood. S. Makowka asked how to create the connection to the wood. Answer: The existing rake dies on a weather table and

you don't have a typical pediment. The trim is connected to a belt and front "gutter" is just trim piece with no trough. The profiles of the gutters he used terminate or extend the existing system such that it satisfies the demands of the pediment. At the connection, he makes a ramp that directs the water into the outlet with a ramp backer to crown to metal. S. Demeo stated the issue as: when you have an integral architectural feature and apply a k-style in place of a pattern gutter you're creating a mess. His proposal is to replace as needed wooden gutters with matching profile metal gutter that will be painted to maintain the aesthetics of the house. Turn-coated copper and other metals will take the paint. S. Makowka asked if the pattern used in the break to make the appropriate profile is proprietary. 'Yes' was response. J. Nyberg said profile was a concern as well. Wood gutter on fascia never works and with six gables on this house there is a lot of water directed to limited areas. D. Baldwin asked about number of downspouts and whether volume issues could be addressed by adding/moving them. Response: this needs to be evaluated, he intends to supply board with a detailed plan.

- b. B. Cohen moved approval to accept modified proposal for replacing gutters at 18 Wellington Street with painted metal in places where additional volume occurs and retain wood when appropriate subject to the conditions that 1) metal must match the existing ogee pattern and 2) final approval of plans and materials by monitor prior to installation. Seconded by J. Nyberg. Unanimous approval. Monitor appointed: M. Penzenik.
- c. Continuation of Formal Hearing re: 10 Avon Place for porch renovations. A. Fischer presented example from 4 Avon Place of existing railing. The Commission provided feedback that proffered example would be an appropriate application to the house with the recommendation that it be installed at a historically appropriate height per the original conditions. Per applicant's request, the hearing was continued to next month so that he could provide detailed drawings and materials.
- d. Informal Hearing for 30 Jason Street for window change. Proposal is to remove replacement window and restore original conditions. Due to restoration of original conditions, Commissioners feel that it would be an appropriate 10 day certificate change and allow waiver of formal hearing. J. Worden made a motion to waive the formal hearing based on the finding that the proposed change was so insubstantial so as to not conflict with the purposes of the District. Seconded by J. Nyberg. Motion to waive a formal hearing subject to a 10-day abutter notification period was unanimously approved. J. Worden then moved that the replacement of the existing casement window on north side of house, as described in the application and at the hearing be approved. Seconded by J. Nyberg. Motion was unanimously approved. Monitor appointed: J. Nyberg
- e. Informal Hearing for 156 Pleasant Street for window changes. P. Seitz presented drawing and showed digital pictures of existing conditions. The existing original windows are single glazed -- some are fixed and some are not and they have transoms above. She is going to reuse the existing hardware on new custom made sashes that match the dimensions of the original windows with the one change that she wishes to change from single glazing to double glazing. S. Makowka explained that in the past when we've had like-for-like replacements, we have waived the formal hearing and issued a CONA but have required hearings for replacement windows that are not an exact match to existing conditions. He stated that, in this case, we are somewhere between the two since the homeowner is proposing to replace sashes that are custom made with exactly same dimensions as original window and to place them in the original openings with the original trim and hardware to remain. The one difference is that to accommodate the double glazing, the muntins will be permanently applied on exterior and interior with internal spacer bars as described in the Commission's window guidelines. S. Makowka suggested that the first question before Commission is does this qualify for a waiving of the formal hearing requirement (subject to a 10 day notification period) since it is as close to proximity as the original. The applicant described that all of the proposed changes are on the ground

floor, and that the second floor windows (which were not original) have already been approved and replaced. It was noted that since this was an informal hearing, the Commission had not received a formal application for this work. D. Baldwin stated that he feels that it should be a formal hearing and other Commissioners concurred. The applicant agreed to submit an application and attend a formal hearing next month on the proposal. S. Makowka noted for the record that it was useful for homeowners in the Districts to know that there are options available for replicating new wooden windows that match the characteristics of original windows which is contrary to the message that they are often given by contractors.

6. Other Business

- a. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtors – C. Greeley to update brochure and do mailing
- c. Update of Project List by Commissioners

7. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
2. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
3. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
4. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
5. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
6. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
7. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
8. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
9. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
10. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
11. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
12. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
13. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
14. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
15. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
16. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
17. 54 Jason Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
18. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
19. 26 Academy Street (Wright – 08-19P) – Cohen - COA (Deck, Landscaping)
20. 274-276 Broadway (Galvin -08-20B) – Makowka - CONA (Gutters, Roof)
21. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
22. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
23. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
24. 204-206 Pleasant St. (English – 08-35P) – Penzenik – COA (windows, doorway, siding removal)
25. 87 Pleasant St. (Calvert - 08-40P) – Makowka – CONA (porch deck & railings)
26. 21-23 Central St. (Mitchell/Dyer – 08-44C) – Makowka- COA (rear addition, stair, landing, roof)
27. 393-395 Mass. Ave. (Barkan – 08-45B) – Makowka - 10 Day COA (Shutters)
28. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
29. 25 Avon Place (Smith – 09-02A) – Cohen – COA (Solar Panels)

30. 187 Pleasant Street (Fox – 09-03P) – Levy – COA (Window Removal, Rear Addition)
31. 30 Jason Street (Mallio – 09-04J) – Makowka – CONA (Window Replacement)
32. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
33. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
34. 215 Pleasant Street (Gruber – 09-11P – Levy – COA (Shed)
35. 160 Westminster Ave. (Jackson – 09-12M) – Makowka – COA (Addition Revision)
36. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
37. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
38. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
39. 37 Jason Street (Lees – 09-24J) – Cohen – COA (Deck)
40. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
41. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
42. 16 Central Street (Piechota -09-28C) – Makowka – CONA (Roof)
43. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
44. 35 Central Street (Budne – 09-38C) – Makowka – CONA (Porch-Chimney-Cap)
45. 204 Pleasant Street (Sirah RT – 09-39P) – Penzenik – COA (Rear Façade Changes)
46. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
47. 23 Jason Street (Leary – 09-42J) – Makowka – CONA (Roof)
48. 148-152 Pleasant Street (White – 09-44P) – Makowka – CONA (Clapboard Siding Repair)
49. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
50. 18 Central Street (Berlinski – 09-47C) – Makowka – CONA (Roof)
51. 17 Russell Street (Makowka – 09-48R) – Cohen – COA (Front Door Window)
52. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Makowka – COA (Porch)
53. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window Repair)
54. 10 Montague Street (Jirak – 10-07M) – Makowka – COA (Railings)
55. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
56. 100 Pleasant Street (Shiffman – 10-10P) – Makowka – CONA (Roof)
57. 45 Jason Street (Hamilton – 10-10J) – Makowka – CONA (Roof)
58. 187 Pleasant Street (Fox – 10-11P) – Makowka – CONA (Gutters, Siding, Woodwork, Trim)
59. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
60. 17 Russell Street (Makowka/Spring – 10-14R) – Cohen – COA (Railing)
61. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
62. 215 Pleasant Street (Gruber – 10-20P) – Makowka – CONA (Roof)
63. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
64. 30 Jason Street (Mallio – 10-24J) – Makowka – CONA (Porch-Steps)
65. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)
66. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)
67. 16 Avon Place (Capodanno – 10-31A) – Makowka – COA (Windows on Porch-Roof-Window)
68. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
69. 239 Pleasant Street (McKinnon – 10-33P) – Makowka – CONA (Roof)
70. 272 Broadway (Danieli-Crispin – 10-37B) – Makowka – CONA (Rear Door)
71. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns)
72. 272 Broadway (Danieli-Crispin – 10-39B) – Makowka – COA (Doors)
73. 272 Broadway (Danieli-Crispin – 10-40B) – Makowka – CONA (Windows)
74. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
75. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash)
76. 246 Pleasant Street (Eykamp – 10-43P) – Makowka – CONA (Windows)
77. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle Repair on Areas Not Visible from Public View)

78. 22-24 Avon Place (Sayigh) – 10-46A) – Makowka – CONA (Door Threshold)
79. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Roof, Gutters, Down Spouts)
80. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
81. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
82. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
83. 24 Jason Street (Smith-Towner – 10-54J) – Makowka – CONA (Stairs-Handrail)
84. 17 Pelham Terrace (Choi – 10-54P) – Makowka – COA (Chimney Removal)
85. 17 Pelham Terrace (Choi – 10-55P) – Makowka – CONA (Rear Door-Window-Skylights)
86. 125 Pleasant Street (Abate – 10-57P) – Makowka – CONA (Windows)
87. 160 Westminster Ave. (Jackson – 10-58M) – Makowka – CONA (Fence)
88. 1 Monadnock Road (Starks-Hopeman – 10-59P) – Makowka – CONA (Windows)
89. 7 Avon Place (Davidson – 10-60A) – Makowka – CONA (Window Repair)
90. 19 Westmoreland Ave. (Naar – 11-01M) – Makowka – CONA (Porch-Stairs-Rail-Trim)
91. 8 Wellington Street (Salvation Army – 11-02P) – Makowka – CONA (Roof)
92. 50 Westmoreland Ave. (Sessa – 11-04M) – Makowka – CONA (Shingles)
93. 215 Pleasant Street (Gruber – 11-05P) – Makowka – CONA (Garage Repair)
94. 187 Lowell Street (JK Construction – 11-06M) – Makowka/Cohen (New Construction)
95. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
96. 69 Crescent Hill Ave. (Bush-Sheldon – 11-09M) – Makowka (Siding-Deck-Windows)
97. 114 Westminster Ave. (Fleming-Metzger – 11-10M) – Makowka – CONA (Rear Deck)
98. 163 Pleasant Street (Davidson – 11-11P) – Makowka – CONA (Fascia Board-Rafter Rails)
99. 157 Lowell Street (Stevens – 11-12M) – Makowka – CONA (Railing)
100. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
101. 44 Academy Street (Gevalt/Bachrach -11-21P) – Penzenik – COA (Shed)
102. 35 Jason Street (Lynch – 11-22J) – Makowka – COA (Rear Deck and Addition)
103. 35 Central Street (Budne – 11-24C) – Makowka – CONA (Rails-Stairs-Porch)
104. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
105. 33 Russell Street (Littlewood – 11-26R) – Makowka – CONA (Porch-Gutters-Clapboards)
106. 60 Pleasant St., Unit 513 (Engels – 11-28P) – Makowka – CONA (Windows)
107. 157 Lowell Street (Stevens – 11-32M) – Makowka – CONA (Fence)
108. 187 Lowell Street (Nyberg – 11-33M) – Makowka-Cohen – COA (New Construction)
109. 60 Pleasant Street (Condo Assoc – 11-34P) – Makowka – CONA (Balconies-Facades) –
110. 23-29 Academy Street (Chiccarelli-Benn – 11-35P) – Makowka – CONA (Fence)
111. 111 Pleasant Street (Fredieu – 11-36P) – Makowka – CONA (Roof-Downspouts-Gutters-Foundation)
112. 20 Russell Street, #1 (Briggs – 11-37R) – Makowka – CONA (Windows)
113. 100 Pleasant St. #31 (Greenfield – 11-38P) – Makowka – CONA (Windows)
114. 170 Pleasant Street (Gillis-Kely – 11-39P) – Levy – COA (Basement Windows)
115. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
116. 160 Westminster Ave. (Jackson – 11-41M) – Nyberg – 10 Day COA (Shed)
117. 252 Pleasant Street (Schweich – 11-42P) – Nyberg – 10 Day COA (Walls) – Remove Per J. Worden
118. 734 Mass. Ave. (Davidson – 11-43P) – Makowka – CONA (Siding-Corner Boards)
119. 742 Mass. Ave. (Davidson – 11-44J) – Makowka – CONA (Facia)
120. 201 Pleasant Street (Kantor – 11-45P) – Makowka – CONA (Eaves-Sills-Facia)
121. 52-54 Westminster Ave. (O'Shea – 11-46M) – Makowka – CONA (Rear Deck/Porch)
122. 19 Academy Street (Masonic Lodge – 11-47P) – Makowka – CONA (Ramp on Rear)
123. 32 Academy Street (Chasteen – 11-48P) – Makowka – CONA (Windows on Rear)
124. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
125. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
126. 187 Westminster Ave. (Danaher-O'Brien – 11-51M) – Makowka – CONA (Roof)
127. 187 Lowell Street (Grinnell – 11-52M) – Makowka – 10 Day COA (Door and Windows)

- 128. 100 Pleasant Street (Addison Corner Condo – 11-54P) – Makowka – CONA (roof)
- 129. 23 Jason Street (Leary – 11-55J) – Makowka – CONA (Roof)
- 130. 82 Westminster Ave. (Ivers – 12-01M) – Makowka – CONA (Storm Windows)
- 131. 204 Pleasant Street (English – 12-02P **DENIAL**) – Makowka (Address Marker/Wall)
- 132. 20 Russell Terrace (Ulin – 12-03R) – Makowka – CONA (Fascia & Trim)
- 133. 30-32 Jason Street (Harris/Charest – 12-04J) – Makowka – CONA (Rear Deck/Stairs)
- 134. 10 Montague Street (Silverman/Stima – 12-05M) – COA (Deck Doors)
- 135. 55 Academy Street (Givertzman – 12-06P) – Nyberg – COA (Addition-Windows)
- 136. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
- 137. 23 Water Street (Whitford – 12-09R) – Baldwin – COA (Rooftop Solar Panels)
- 138. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
- 139. 20 Russell Street #1 (Briggs – 12-11R) – Makowka – CONA (Rear Deck Not Visible)
- 140. 3 Westmoreland Ave. (Canty/Eng-12-12M) – Makowka – CONA (Wall)
- 141. 41 Crescent Hill Ave. (Mead – 12-13M) – Makowka – CONA (Roof)
- 142. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
- 143. 191 Lowell Street (Nyberg – 12-15M) – Makowka/Cohen – COA (Walls)
- 144. 21 Montague Street (Sparks – 12-16M) – Nyberg – COA (Window-Porch-Deck-Door)
- 145. 734 Mass. Ave. (Davidson – 12-17J) – Makowka – CONA (Windows)
- 146. 252 Pleasant Street (Schweich – 12-18P) – Makowka – CONA (Skylights)
- 147. 108 Pleasant Street (Yudowitz-Wild Acres – 12-19P) – Makowka - CONA (Denial-Ramp)
- 148. 108 Pleasant Street (Yudowitz-Wild Acres – 12-20P) – Makowka - CONA (Roof-Shingles-Gables)
- 149. 239 Pleasant Street (McKinnon – 12-21P) – Makowka - CONA (Trim)
- 150. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
- 151. 20 Russell Terrace (Ulin – 12-23R) – Makowka – CONA (A/C Replacement)
- 152. 14-16 Prescott Street (Bouboulis – 12-24R) – Makowka – CONA (Roof)
- 153. 30 Jason Street (Harris – 12-25J) – Makowka – CONA (Rear Windows)
- 154. 108 Pleasant Street (Yudowitz – 12-26P) – Makowka – CONA (Porch)
- 155. 252 Pleasant Street (Schweich – 12-27P) – Nyberg – COA (Windows-Decks&More)
- 156. 14 Jason Court (Stone – 12-28J) – Penzenik – COA (Front Vestibule)
- 157. 272 Broadway (Danieli/Crispin – 12-29B) - Makowka – COA (Gutters)
- 158. 66 Pleasant Street (Fraumeni – 12-30P – Makowka – CONA (Downspouts & Gutters)
- 159. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
- 160. 114 Westminster Ave. (Metzger/Fleming – 12-32M) – Makowka – CONA (Windows)

Meeting Adjourned 9:40pm